

CITY OF LA MESA

Proposition D

(This proposition will appear on the ballot in the following form.)

PROP D **CITY OF LA MESA FIRE, POLICE, EMERGENCY SERVICES MEASURE.** To improve public safety, shall the City of La Mesa: upgrade 911 emergency response systems; add space for paramedic/firefighter equipment to improve response times to neighborhood fires/medical emergencies; repair/acquire land for/ replacement of old, outdated fire, police stations with earthquake-safe buildings/improvements, including Emergency Operations Center to coordinate disaster response; by issuing \$25,000,000 of bonds at legal rates, with Citizens' Oversight, annual audits, no money for administrators' salaries?

This proposition requires approval by two-thirds of the voters.

<p>Full text of this proposition follows the arguments.</p>
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CITY ATTORNEY'S IMPARTIAL ANALYSIS

Local Proposition D would authorize the City of La Mesa to issue \$25,000,000 in general obligation bonds to improve public safety by: upgrading 911 emergency response systems by adding space for paramedic/firefighter equipment to improve response times to neighborhood fires/medical emergencies; repairing/acquiring land for replacement of old, outdated fire and police stations with earthquake safe buildings/improvements, including an emergency operations center to coordinate disaster response.

Article 13A of the California Constitution allows a city to issue general obligation bonds, with the approval of a two-thirds vote (2/3) of the electorate voting on the proposition, to acquire land and finance municipal improvements. Cities issue bonds as a means of raising capital for projects that cannot be funded from ordinary revenue sources, at lower than market interest rates. State law limits the amount of a city's bonded indebtedness to 15% of assessed valuation; the City of La Mesa currently has no bonded indebtedness and this bond is within allowable limits.

If this proposition is approved, the City could issue bonds as a general obligation of the City. This means that the bonds would be repaid from the proceeds of a special ad valorem property tax at an appropriate rate necessary to pay annual debt service on the bonds. According to the tax rate statement provided by the City's financial advisor, the average annual cost to property owners would be \$0.02334 per \$100 of assessed (not market) value.

A "yes" vote is a vote authorizing the City of La Mesa to issue general obligation bonds in an amount of \$25,000,000 to finance improvements to Police, Fire, and emergency services by means described above; a "no" vote is against the proposal.

Pursuant to State law, the measure would only take effect if passed by a two-thirds (2/3) majority of voters voting on the measure.

Glenn Sabine
City Attorney

TAX RATE STATEMENT

An election will be held in the City of La Mesa (the "City") on March 2, 2004, to authorize the sale of up to \$25,000,000 in bonds of the City to finance public safety facilities as described in the measure. If the bonds are approved, the City expects to sell the bonds in two series over time in 2004 and 2005. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the City. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02970 per \$100 of assessed valuation in fiscal year 2004-05.

2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02928 per \$100 of assessed valuation in fiscal year 2005-06.

3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$0.03018 per \$100 of assessed valuation in fiscal year 2006-07.

Based on these estimated tax rates, the average annual tax over the life of the bonds would be \$23.34 for \$100,000 of assessed valuation for single-family homes.

Voters should note that these estimated tax rates are based on the assessed value of taxable property in the City as shown on the official tax rolls of the County, not on the property's market value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Certain taxpayers may also be eligible to postpone the payment of taxes. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The estimates are based upon the City's projections and are not binding upon the City. The dates of sale and the amount of bonds sold at any given time will be determined by the City based on the need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the City as determined by the County Assessor in the annual assessment and the equalization process.

Dated: November 25, 2003

Art Madrid
Mayor
City of La Mesa

ARGUMENT IN FAVOR OF PROPOSITION D

Support La Mesa's Fire and Police services and improve 9-1-1 emergency response times by voting **YES on D**.

La Mesa's fire and police stations are old, outdated, and badly in need of repair. Stations built decades ago are forced to accommodate over twice the number of police officers and firefighters than originally designed for. Aging roofs, walls, plumbing, and electrical systems need repairs or replacement. None of our stations are earthquake-safe.

YES on D will replace aging fire and police stations with earthquake-safe buildings.

YES on D will improve 9-1-1 response times to medical emergencies and neighborhood fires, by expanding space for firefighter and paramedic units.

YES on D will create an Emergency Operations Center, allowing Fire and Police to better coordinate disaster response – from missing children to earthquakes and major fires.

YES on D will construct "secure rooms" to give victims of domestic violence and child abuse a protected place to seek help.

YES on D will upgrade the reliability of the 9-1-1 emergency response system.

YES on D includes strict financial accountability requirements. An independent Citizens' Oversight Committee will oversee all funds, and issue annual audits. By law, money can only be spent on repairing and replacing aging fire and police stations, not on bureaucracy.

Medical experts agree that five minutes after a serious trauma, the brain starts to deteriorate. **YES on D** will improve response times to medical emergencies, when a few seconds can mean the difference between life and death.

Our firefighters, police officers, and paramedics need the best equipment available to protect our safety. **YES on D** gives them the tools they need to keep our community safe.

Repairing and replacing our aging fire and police stations will only become more expensive, the longer we wait. Please join us in voting **YES on D**.

BILL KOLENDER
San Diego County Sheriff

KEN KASINAK
Vice President
La Mesa Police Officers' Association

MICHAEL CARLIN
President
La Mesa Firemen's Association

MIKE MURPHY
Director of Operations
American Medical Response (Paramedics)

DEANNE BULLER
President, La Mesa Village Merchants' Association

ARGUMENT AGAINST PROPOSITION D

No argument against the proposition was filed in the office of the City Clerk.

RESOLUTION NO. 2003-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY DEMAND THE ACQUISITION, CONSTRUCTION, REPAIR AND REPLACEMENT OF CERTAIN MUNICIPAL IMPROVEMENTS AND MAKING FINDINGS RELATING TO THE CITY OF LA MESA FIRE, POLICE, EMERGENCY SERVICES MEASURE

WHEREAS, the City of La Mesa's (the "City's") main Police and Fire Station as well as auxiliary Fire Station 13 were built in the 1950's and 1960's and are in need of replacement, repair, expansion, rehabilitation and modernization to meet the current and future needs of the City and its residents and to maintain quality emergency services and response times; and

WHEREAS, the current facilities for the City's Fire Department, Police Department and 911/Emergency Response System are inadequate and in need of improvement to provide increased safety and emergency response services to the residents of the City; and

WHEREAS, the City's main fire station on Allison Avenue now houses over twice the number of firefighters and paramedics and responds to over six times the number of emergency calls as it was originally designed for; and

WHEREAS, Fire Station 13 on Grossmont Boulevard is over 40 years old, and responds to over five times the number of emergency calls as when it opened in 1962; and

WHEREAS, the City's police station has now outlived its estimated life span by 12 years, and lacks adequate space for evidence storage, "secure rooms" for victims of domestic violence and child abuse, and modern crime-fighting technology; and

WHEREAS, the City's police station now houses over four times the number of police employees as it did in 1966, and responds to over three times the number of calls for service; and

WHEREAS, the City Council Subcommittee and City staff, along with the Fire and Police Chiefs, architects, medical professionals, police officers, firefighters, local businesspeople, and community leaders throughout the City, have spent over a year gathering community input and educating the public on the need for upgraded fire and police stations; and

WHEREAS, these efforts have resulted in the collection of over 900 returned community surveys from City residents and almost three dozen public presentations before civic and business organizations and church groups; and

WHEREAS, these efforts have also resulted in a comprehensive, fiscally-responsible bond proposal that includes strong financial oversight protections; and

WHEREAS, repair and replacing these outdated stations will only become more expensive, the longer the City waits; and

WHEREAS, the City Planning Commission has previously approved the municipal improvements described in Section 1 below in connection with the review of the Fiscal Year 2004 and 2005 Capital Improvement Program as consistent with the City's General Plan and City Council desires to implement a single, comprehensive plan to replace, renovate and construct these public safety improvements to enhance public safety.

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California that:

Section 1. Findings and Determinations.

A. That the public interest and necessity demand the acquisition, construction and completion by the City of the following municipal improvements:

Upgrades to the City's 911 emergency response systems, the construction of additional space for paramedic and firefighter equipment, the repair and replacement of old and outdated fire and police stations with earthquake-safe buildings and other improvements, including, but not limited to, land acquisition and the construction of an Emergency Operations Center to coordinate disaster response.

B. That the estimated cost of the municipal improvements is \$25,000,000, which will be provided through a general obligation bond. That the acquisition, construction and completion of the municipal improvements requires an expenditure greater than available in the City's current budget and will require the issuance of a bond therefor, and such issuance is necessary and convenient to carry out the objects, purposes and powers of the City.

C. That the municipal improvements described in (A) above are interrelated and are to be implemented through a single, comprehensive building program, which is hereby determined to be a City plan for purposes of Government Code Section 43603.

Section 2. Fiscal Accountability.

The expenditure of bond proceeds to repair and replace fire and police stations and related voter authorized public improvements will be subject to strict financial accountability requirements. Independent financial audits will be performed and issued to the public annually, and all bond expenditures will be monitored by an independent Citizens' Oversight Committee to ensure that funds are spent only as promised. The Citizens' Oversight Committee will include, among others, representatives of a bona fide taxpayers association, a business organization, and a senior citizens organization. No City employees or vendors shall be allowed to serve on the Citizens' Oversight Committee.

Section 3. No Administrator Salaries.

Proceeds from the sale of the bonds authorized by the City of La Mesa Fire, Police, Emergency Services Measure shall be used only to repair and replace fire and police stations and provide the related voter authorized public improvements specified in the Measure, and not for any other purpose, including administrators' salaries or other operating expenses. By law, all funds can only be spent on municipal improvements.

Section 4. Certification.

A. That the City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED at an adjourned meeting of the City Council of the City of La Mesa, California, held the 12th day of November 2003, by the following vote, to wit:

AYES: Councilmembers Allan, Jantz, Sterling, and Mayor Madrid

NOES: None

ABSENT: Councilmember Ewin (was absent from the dais (could not participate in the discussion or vote) due to a legally defined "Conflict of Interest" because he lives within 500' of the existing Police Department site and could possibly "personally benefit" with the passage of the bond measure.)

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2003-124, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)